



**TOWN OF LOS GATOS**  
**PLANNING COMMISSION MEETING**  
**ACTION MINUTES**  
**TOWN COUNCIL CHAMBERS**  
**110 E. MAIN STREET**  
**WEDNESDAY, SEPTEMBER 28, 2005 -- 7:00 P.M.**

Please refer to compact disk #09-28-05 to hear the entire proceedings of this meeting.

**ROLL CALL:**

Present: Michael Burke, Chair; Phil Micciche, Vice Chair; John Bourgeois, D. Michael Kane, Thomas O'Donnell, Lee Quintana and Joanne Talesfore

Absent: None

Others: Assistant Community Development Director Randy Tsuda, Associate Planner Suzanne Davis, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

**VERBAL COMMUNICATION**

Ray Davis Commented on the outcome of his appeal of 119 Isabelle before the Town Council; information provided to the General Plan Committee by Councilmember Glickman with local realtors comments on the residential design standards and statements which Mr. Lortz made relative to enforcing the hillside guidelines.

**APPROVAL OF MINUTES**

August 24, 2005 - Motion by Commissioner Kane and seconded by Commissioner Micciche to approve meeting minutes. Passed unanimously.

**CONSENT CALENDAR** - None

**CONTINUED PUBLIC HEARING** - None

**NEW PUBLIC HEARINGS**

ITEM 1      **25 Fiesta Way**  
Conditional Use Permit U-06-004  
Architecture and Site Application S-06-009

Requesting approval to convert a single family residence to office space for the Town Civic Center on property zoned RM:5-12. APN 529-34-024.  
PROPERTY OWNER/APPLICANT: Town of Los Gatos

PUBLIC TESTIMONY: None

**MOTION:** Motion by Commissioner Quintana and seconded by Commissioner Micciche to approve Conditional Use Permit U-06-004 and Architecture and Site Application S-06-009. The required findings were made as noted in Exhibit B of report dated September 6, 2005 and the application incorporated conditions as noted in Exhibit C of reports dated September 6, 2005. Commissioner Quintana requested the information in the Desk Item dated September 28, 2005 be added to the findings for this project.

Motion carried 7-0.

*Appeal rights recited by Mr. Korb.*

ITEM 2      **17150 Mill Rise Way**  
Architecture and Site Application S-05-062

Appeal of a Development Review Committee approval to construct a new single family residence and a pool on property zoned HR-1. APN 532-19-003.  
PROPERTY OWNER: Ron Ricci & Loretta Stagnitto  
APPLICANT: Gary Kohlsaas  
APPELLANT: Ray Davis

PUBLIC TESTIMONY by Ray Davis, Ron Ricci, Gary Kohlsaas and Greg Perrucci.

**MOTION:** Motion by Commissioner Micciche and seconded by Commissioner O'Donnell to deny the appeal and uphold the decision of the Development Review Committee to approve Architecture and Site Application S.05-62. The required findings were made as noted in Exhibit B of report dated September 14, 2005 and the application incorporated conditions as noted in Exhibit C of report dated September 14, 2005.

Motion carried 6-1 with Commissioner Quintana dissenting.

Commissioner Bourgeois recused himself from hearing comments on the next item due to a conflict of interest.

ITEM 3        **Terminus of Shady Lane**  
Environment Impact Report EIR-04-01

Public hearing to accept public comments on the Draft Environmental Impact Report for a proposed hillside Planned Development to subdivide 66.2 acres into 19 lots on property zoned HR-2 ½. APNS 527-12-001, 527-09-001, 004  
PROPERTY OWNER: Highlands of Los Gatos LLC  
APPLICANT: Sandy Harris

PUBLIC TESTIMONY by Ray Davis and Gary Harwin.

All comments have been received in writing and Commission accepted final public comments. Comments will be forwarded to the consultant for inclusion in EIR-04-01. This item is tentatively scheduled for a public hearing on October 26, 2005.

**CONTINUED OTHER BUSINESS** - None

**NEW OTHER BUSINESS**

**Sub-Committee Reports**

**General Plan Committee:** Commissioner Micciche reported on recommended revisions to the draft Below Market Price guidelines and the point ranking system. Committee discussed several zoning code amendments for conditional use permits, appeal fees and detached garage setbacks and provided recommended revisions.

**Historic Preservation Committee:** Commissioner Kane reported on a demolition which was approved and several denials of proposed plans for other new applications. Commissioner Kane mentioned the walking tour the Committee and architectural consultant took to the Almond Grove neighborhood and another walking tour is scheduled for October.

**Report from Director of Community Development** - None

**ADJOURNMENT**

Chair Burke adjourned the meeting at approximately 8:30 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION  
September 28, 2005

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Michael Burke, Chair

Planning Commission - September 28, 2005  
Action Meeting Minutes  
Page 4

APPROVED AS TO FORM AND ATTEST:

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Randy Tsuda  
Assistant Director of Community  
Development

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Bud N. Lortz  
Director of Community Development

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